

**7700 Northwest 37th Avenue  
Miami, FL 33147**

Lease Rate

**\$ 49.00 / SF / YR + NNN**

Fully equipped, high-capacity commissary kitchen ideal for large-scale food production. The space features 5 private offices, 3 bathrooms, a shower, and a 40-foot hood system. Cold storage includes a 10'x20' freezer, a 14'x25' cooler, and a 15'x30' cooler. A 1,000 SF loft provides ample dry storage space. Designed for efficiency and volume, this turnkey facility is perfect for catering, meal prep services, or food manufacturers.



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### Location Description

This offering presents a unique opportunity to lease a top-of-the-line commissary kitchen located at 7700 NW 37th Ave Miami, FL 33147—an emerging commercial corridor poised for rapid growth. Strategically situated with excellent access to major thoroughfares, the property is ideally suited for food production, catering operations, meal prep services, and delivery-focused food businesses. The surrounding neighborhood is undergoing a significant transformation, driven by large-scale developments.

### Offering Summary

Lease Rate:	\$49.00 SF/YR + NNN
Available SF:	6,912 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	140	1,026	5,793
Total Population	406	3,084	18,140
Average HH Income	\$53,048	\$62,040	\$68,019



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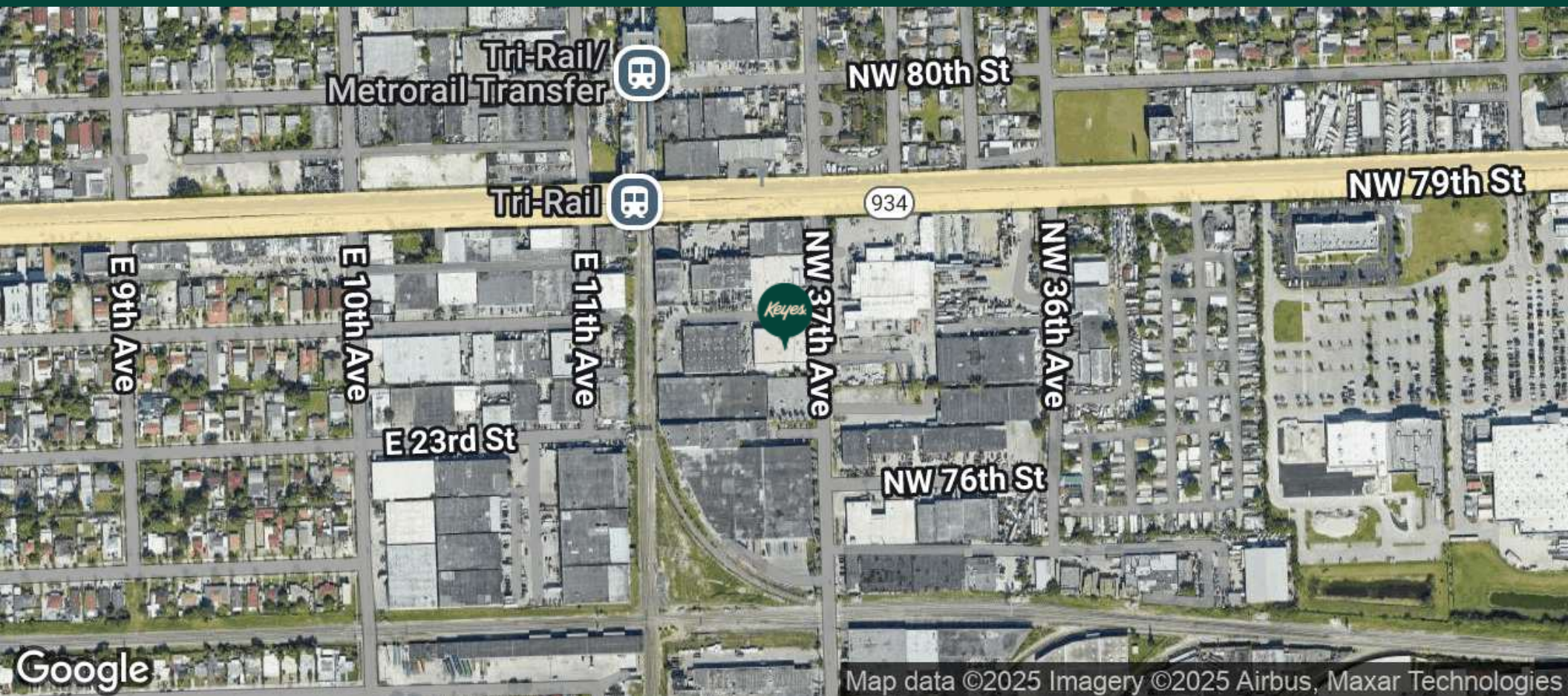


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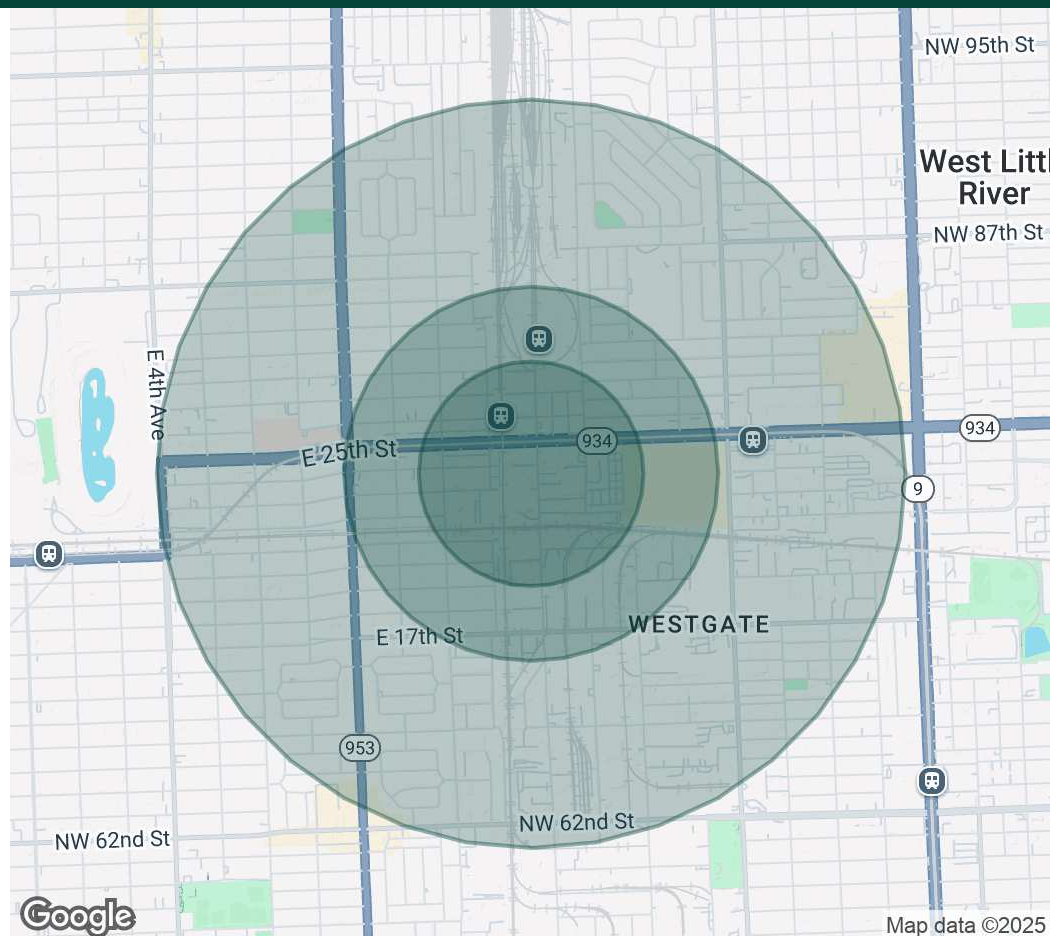
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	406	3,084	18,140
Average Age	45	47	46
Average Age (Male)	44	45	45
Average Age (Female)	46	48	48

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	140	1,026	5,793
# of Persons per HH	2.9	3	3.1
Average HH Income	\$53,048	\$62,040	\$68,019
Average House Value	\$301,808	\$362,384	\$359,936

*Demographics data derived from AlphaMap*



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